

Riverside County
Local Agency Formation Commission
Plan of Services
for the
Beaumont Pointe Specific Plan Project

March 2024

Introduction

This Plan of Services (POS) is part of the application by JRT BP 1, LLC to the Riverside County Local Agency Formation Commission (LAFCO) for the annexation of approximately 540 acres of land into the City of Beaumont (City). A separate plan of service has been prepared for the provision of potable and non-potable (recycled) water in the Beaumont-Cherry Valley Water District (BCVWD; see *Attachment A*). The land to be annexed is located in the Sphere of Influence of both the City and BCVWD and is comprised of Assessor's Parcel Numbers (APN) 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, 422-060-018, 422-060-021, 422-060-022, 422-170-005, 422-170-007, 422-170-008, 422-170-009, 422-170-010, and 422-170-011 (Annexation Area or Project site). Prior to LAFCO consideration of this annexation, the City will have certified the Beaumont Pointe Specific Plan Environmental Impact Report (SCH # 2020099007) (EIR) and pre-zoned the Project site to allow for development of an industrial and commercial development along with open space uses pursuant to the Beaumont Pointe Specific Plan Project (Project), and BCVWD shall have approved the annexation for potable and non-potable water. To accommodate the proposed use, the Project site would need to be annexed into the City and BCVWD.

This POS provides the City, LAFCO, affected property owners, and other interested persons with information regarding existing and proposed local government services for the Project site. A separate Plan of Services for water services has been approved by BCVWD in connection with the annexation of the Annexed Area into the BCVWD service area and information from that Plan of Services has been incorporated into this POS.

The City is considering approval of the following in connection with the Project:

- General Plan Amendment (GPA; PLAN2019-0284);
- Pre-zoning (PLAN2019-0283);
- Beaumont Pointe Specific Plan (SP2019-0003);
- Beaumont Pointe Sign Program (PLAN2022-0856);
- Vesting Tentative Parcel Map No. 38161 (PM2022-0012);
- Development Agreement PLAN2023-0906);
- Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan

Upon approval by the Riverside County LAFCO, the Project site would be subject to City jurisdiction and the associated City General Plan Land Use and Zoning Amendment.

California Government Code Section 56653 requires an applicant to submit a plan for providing services within the affected territory that includes the following information (Plan for Services; POS) to assist LAFCO in determining the availability of adequate resource supplies to meet projected needs:

- An enumeration and description of the services currently provided or to be extended to the affected territory.
- The level and range of those services.
- An indication of when those services can feasibly be extended to the affected territory if new services are proposed.
- An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.

- Information with respect to how those services will be financed.

This document utilizes information from the City's Fiscal Year (FY) 2023-2024 Budget, the City of Beaumont General Plan, Beaumont Pointe Draft Specific Plan (SP2019-0003), the Project's Draft Environmental Impact Report (SCH No. 2020099007), and the Water Supply Assessment dated April 13, 2021, and Addendum to Water Supply Assessment dated April 8, 2022 (collectively, WSA) prepared for the Project.

Requested Action

LAFCO approval would be required to:

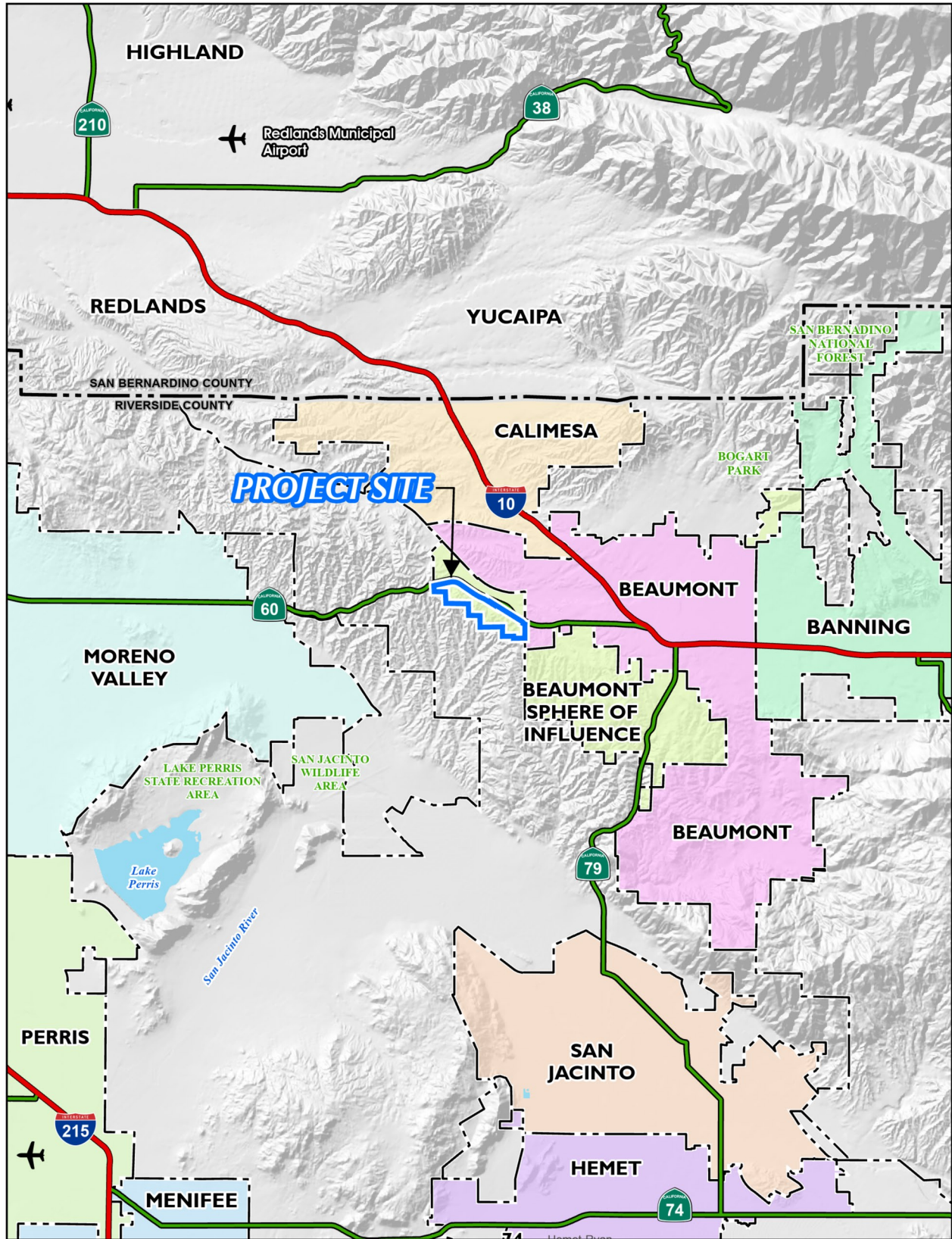
1. Annex the Project site into the City of Beaumont; and
2. Annex the Project site into the Beaumont-Cherry Valley Water District.

Site Description

As shown on Figure 1, *Regional Map*, the Project site is a 539.9-acre undeveloped site (Project site) located in unincorporated Riverside County at the western edge of the City and in the City's Sphere of Influence (SOI). At the local scale, the Project site is located west of Jack Rabbit Trail and south of State Route (SR) 60 (see Figure 2, *Vicinity Map*). The Project site is nestled in the rolling topography of the northern terminus of the San Jacinto Mountains as they transition into the San Gorgonio Pass and the right of way of the SR-60 Freeway. The Project site is currently vacant and undeveloped, except for the eastern portion of the site that contains the paved portion of Jack Rabbit Trail. The Project site contains several unmarked trails that are located throughout the site. The Project site contains non-native and native vegetation communities and natural drainage courses. The Project site contains varying topography which includes hillsides, canyons, valleys, and ridges, ranging in elevation between the 2,300 and 2,450-foot contours mean sea level (msl).

The Project site drains toward the SR-60 Freeway via several drainage courses that extend to the ridgelines of the Badlands foothills. The tributaries feature steep, eroded hillside grades and natural depressed grasslands where drainage flows to 16 existing Caltrans maintained culverts at the SR-60 Freeway.

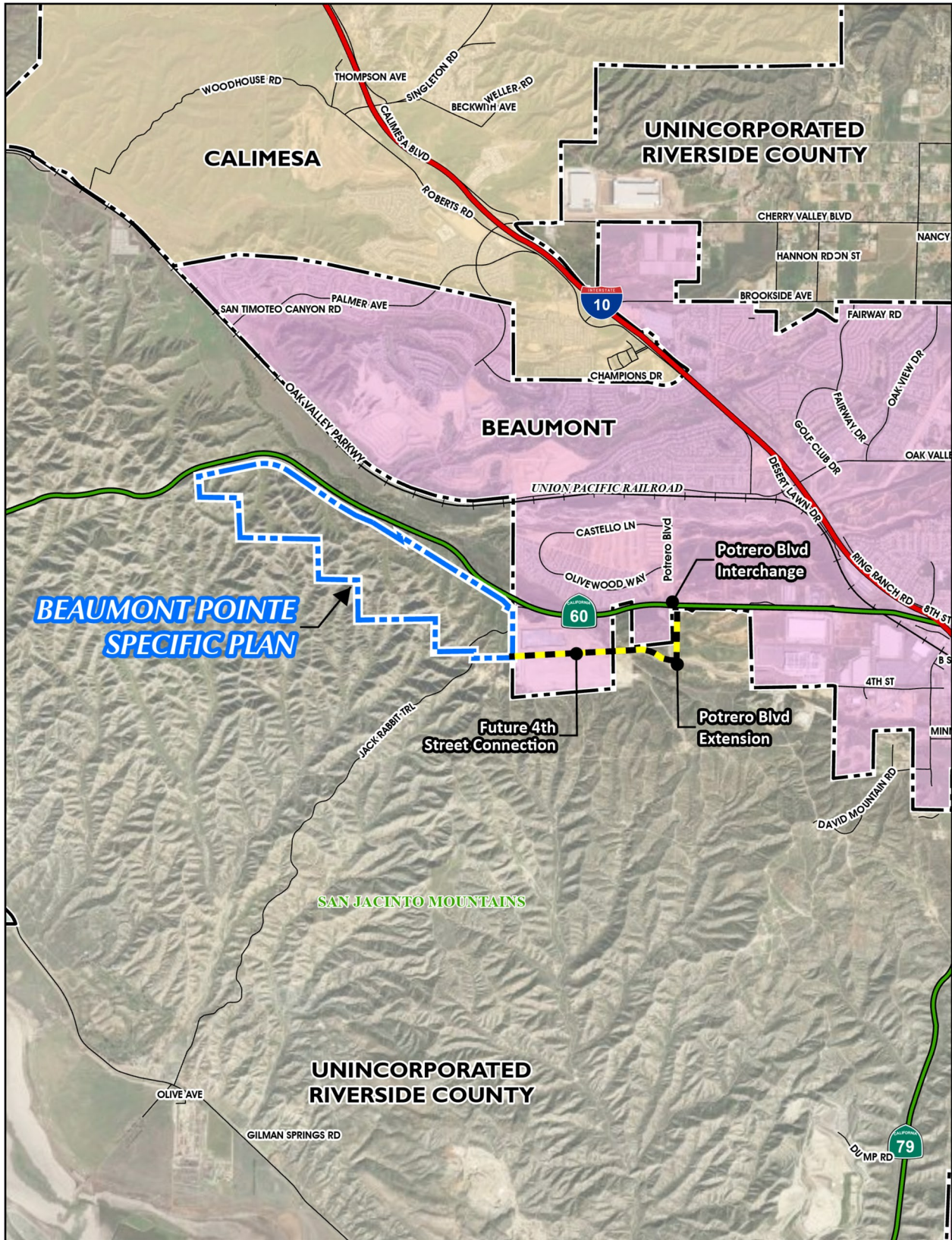
The City of Beaumont includes approximately 30.91 square miles of land area. The Project site represents an increase of approximately 2.72 percent of the City's geographic size.



Source(s): ESRI, RCTLMA (2021), SB County (2020)

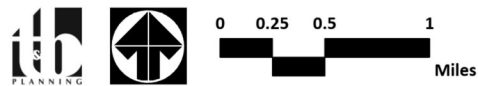
Figure 1





Source(s): ESRI, RCTLMA (2021)

Figure 2



Project Site (Annexation Area) Development Concept

The Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel (approximately 90,000 sf) and a maximum of 4,995,000 sf of industrial uses (See Figure 3, *Conceptual Site Plan*). The Project would provide 124.7 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 152.4 acres of open space – conservation. The open space – conservation area would be preserved as natural habitat and dedicated to the Regional Conservation Authority (RCA) in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Additionally, 78.40 acres of off-site lands would be conserved. Associated improvements to the Project site would include, but are not limited to, paved roads, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, signage, lighting, property walls, gates, and fencing, including perimeter fencing for the Project site. Currently, water, recycled water sewer and telecommunications lines are present in the 4th Street right-of-way adjacent to (approximately 350 feet from) the eastern boundary of the Project site and would be extended onto the Project site in the first phase of development.

Access/Circulation

Interim regional access to the Project site is available from the SR-60 Freeway via the Western Knolls and Veile Avenue/6th Street interchanges and I-10 Freeway via the Oak Valley Parkway and Beaumont Avenue interchanges. Once the Potrero Boulevard interchange is constructed, regional access to the Project site is available from the SR-60 Potrero Boulevard interchange¹ approximately 1.3 miles to the east, and the Interstate (I) 10 Freeway at SR-79, approximately 3.3 miles to the east. The Project site is approximately 2.5 miles west of the junction of SR-60 Freeway and I-10, 3 miles west from the westbound on-ramp of the I-10 Freeway at Oak Valley Parkway via Potrero Boulevard, and 14 miles east of Interstate 215 (I-215).

Local access to the Project site would be provided from the future extension of 4th Street from Jack Rabbit Trail to Potrero Boulevard; 4th Street between the western edge of Hidden Canyon Industrial Park, located immediately to the east of the Project site, and Potrero Boulevard was recently constructed as an industrial collector with a 78-foot right-of-way and 56-foot curb-to-curb. Upon construction of the Project, access from the Project site to the SR-60 via Jack Rabbit Trail would be restricted, with the northerly portion of Jack Rabbit Trail to the SR-60/Jack Rabbit Trail interchange utilized as secondary emergency vehicle access and emergency egress (fire and emergency vehicle) only.

¹ The Project would contribute to the SR-60/Potrero Boulevard interchange improvement project through payment of TUMF fees; construction of the interchange is planned to be completed in 2026/2027.



Source(s): Herdman (07-21-2021)

Figure 3

Existing General Plan Land Use and Zoning

A. General Plan Land Use Designations

1. *County of Riverside*

The Project site is within the Pass Area Plan of unincorporated Riverside County². The Pass, or more specifically the San Gorgonio Pass Area, is a distinctive geographical area between the Coachella, San Jacinto, and Moreno Valleys. The prevailing planning documents for the Pass Area are the Riverside County General Plan and Pass Area Plan. According to the Pass Area Land Use Plan, the Project site is designated as Rural Mountainous (RM). The RM designation allows single-family residential uses with a minimum lot size of 10 acres. The designation allows for limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a Surface Mining Permit) and associated uses and governmental use.

2. *City of Beaumont*

The Project site is in the SOI for the City of Beaumont within unincorporated Riverside County and in the Jack Rabbit Subarea³. The City's General Plan indicates that the Jack Rabbit Subarea is entirely in the SOI and is currently governed by the County of Riverside General Plan. In addition, a 78.40-acre off-site area that is outside of the Project boundary is in Riverside County and not within the City's SOI.⁴

The entire Jack Rabbit Subarea, which includes the Project site, contains the mountainous range known as the San Timoteo Badlands. This area is designated in the City's General Plan as Rural Residential 1 and was intended to maintain consistency with the current Riverside County zoning designation of one-acre residential lots. Refer to Figure 4, *City of Beaumont Existing General Plan Land Use Designation*.

B. Zoning Classification

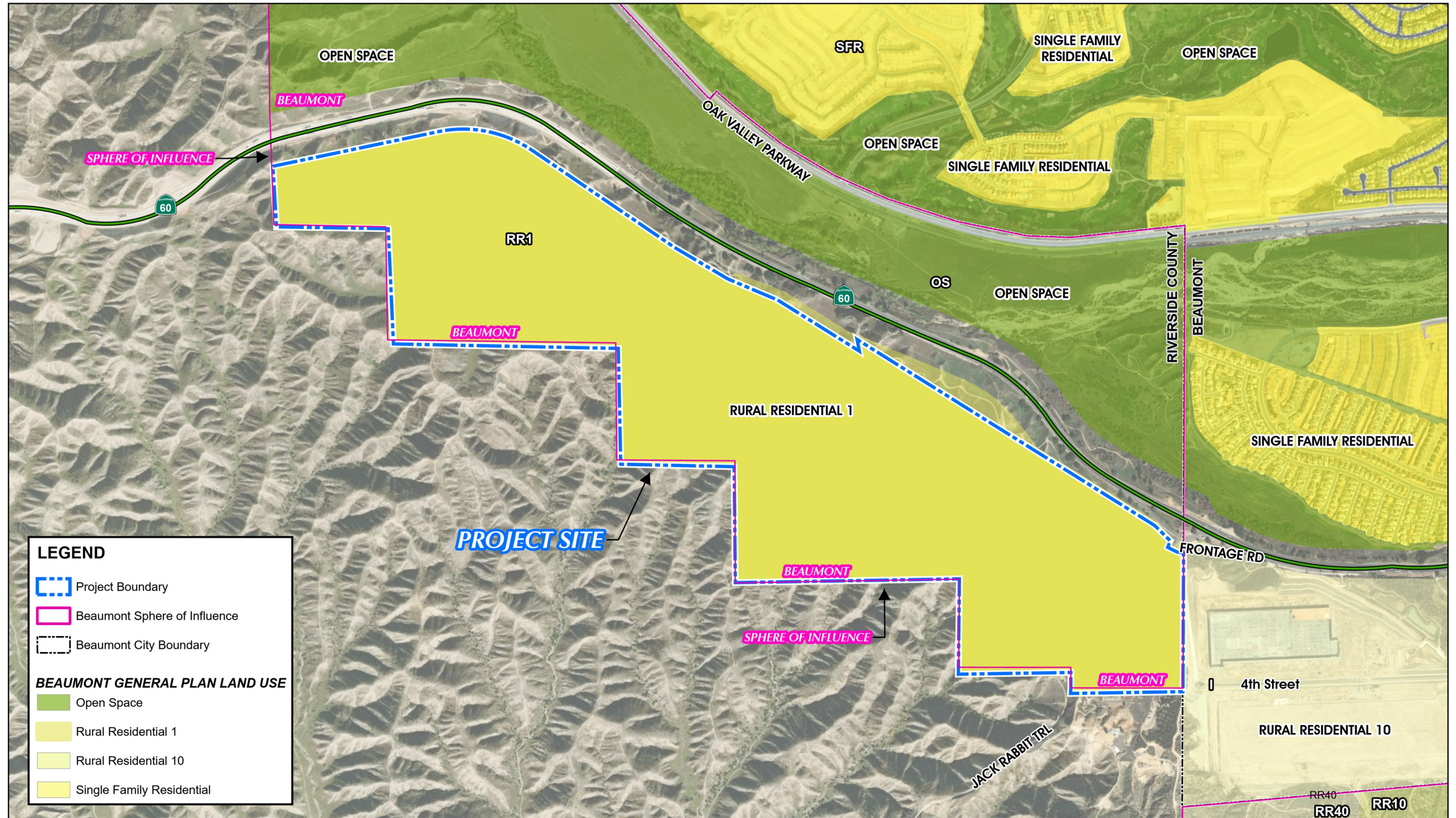
1. *County of Riverside*

Based on Riverside County Ordinance No. 348, the Project site is zoned "Controlled Development Areas" with a minimum 20-acre lot (W-2-20). The W-2 zone allows one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, and animal husbandry. Additionally, the W-2-20 zone allows the following with a Plot Plan approval: guest ranches, educational institutions, country clubs, churches, and meat cutting/packing plants without slaughtering. Further, the W-2-20 allows the following uses with a Conditional Use Permit approval: airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie, and animal hospital. Refer to Figure 5, *Riverside County Existing Zoning Classification*.

² https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

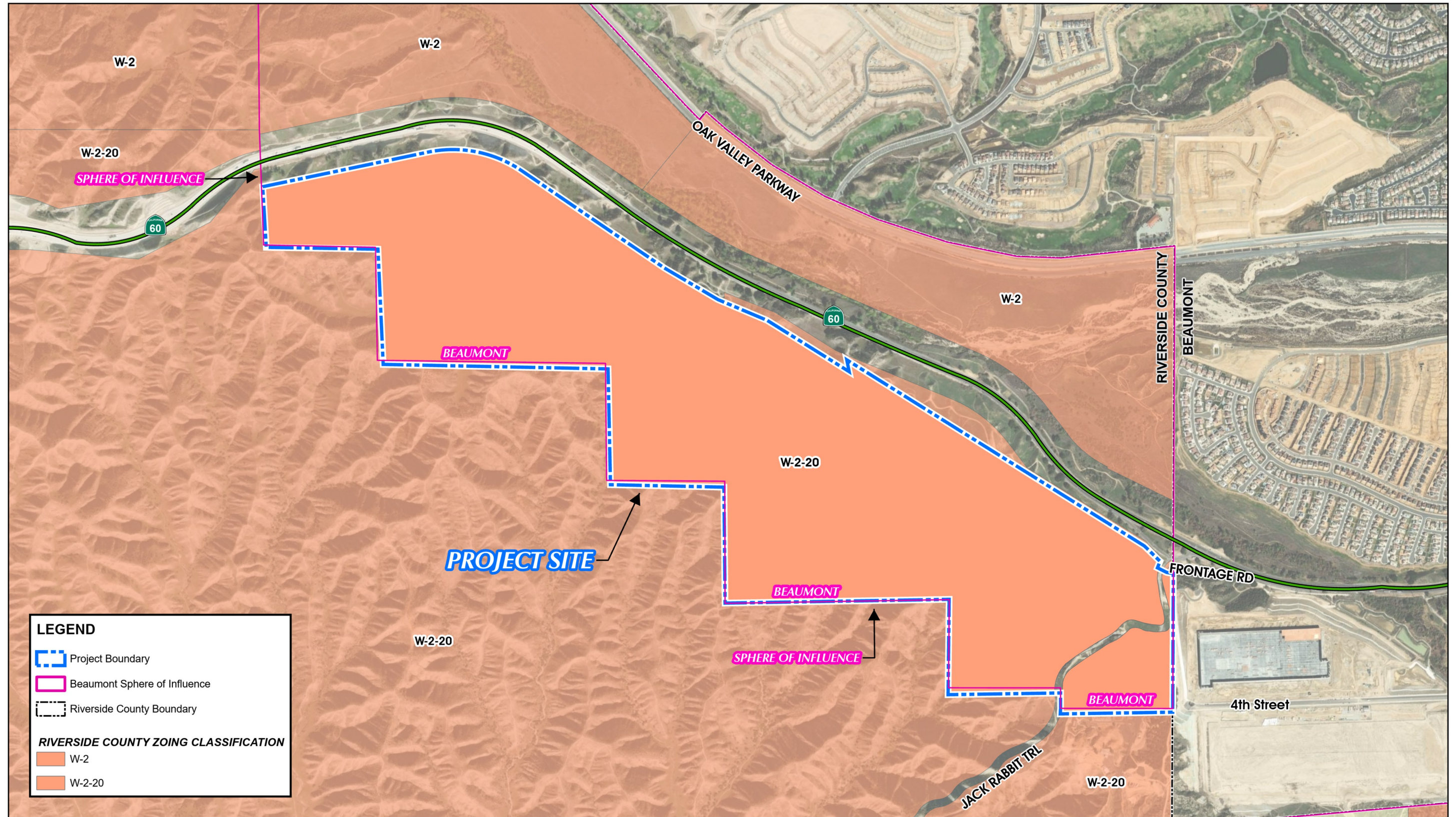
³ <https://www.beaumontca.gov/DocumentCenter/View/36620/Beaumont-GPU-Public-Draft>

⁴ This 78.40-acre area would be preserved as natural habitat and dedicated to the Regional Conservation Authority (RCA) in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).



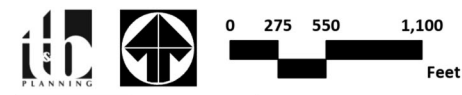
Source(s): ESRI, City of Beaumont (2021)

Figure 4



Source(s): ESRI, RCTLMA (2021)

Figure 5



2. *City of Beaumont*

Because the Project site (Specific Plan Area) is within the City's SOI within unincorporated Riverside County, the City has not adopted any zoning designations for the Project site. Although a City may pre-zone property in its SOI, that zoning is not effective until such time as an annexation becomes effective (see Govt Code Section 65859). As further described below, as part of the application process for the Project the City would pre-zone the Project site to allow for development of the Project. In addition, a 78.40-acre off-site area that is outside of the Project boundary is in Riverside County and not within the City's SOI.⁵

Proposed General Plan Land Use and Zoning

A. General Plan Amendment

As noted above, the Project site is currently outside of the City's boundaries and is regulated by the County of Riverside. Nonetheless, the City has provided initial land use designations in its General Plan for properties in its SOI, including the Project site, and the Project site is currently designated "Rural Residential." The Project will include a General Plan Amendment (GPA) that would amend the City of Beaumont's General Plan Land Use Map to change the land use designations for the Project site from "Rural Residential" to "Industrial (I)," "General Commercial (GC)," "Open Space (OS)," and "Open Space-Conservation (OS-C)." In addition, a 78.40-acre off-site area that is outside of the Project boundary is in Riverside County and not within the City's SOI. This 78.40-acre area would be preserved as natural habitat and dedicated to the RCA in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan MSHCP and no general plan amendment for this area would occur.

B. Pre-Zone

The Project site is identified within the City of Beaumont Zoning Map as located in the City of Beaumont SOI; no pre-zoning is identified, and the Project site is currently regulated by the County of Riverside. With approval of the Project entitlements by the City, the Project site would be pre-zoned (PLAN2019-0283) on City's Zoning Map as "Specific Plan". This pre-zoning would become effective upon annexation of the Project site into the City (see Government Code Section 65859[a]). In addition, a 78.40-acre off-site area that is outside of the Project boundary is in Riverside County and not within the City's SOI. This 78.40-acre area would be preserved as natural habitat and dedicated to the RCA in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan MSHCP and no zone change for this area would occur.

C. Specific Plan

The Specific Plan will function as the regulatory document for implementing zoning for the entire Project site, ensuring the orderly and systematic implementation of the City's General Plan. The Specific Plan establishes the necessary land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent, Project-related development activities would be founded. Upon adoption of the Specific Plan, subsequent project-specific subdivision maps, plot plans, conditional use permits, grading and building permits, or any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan. The Specific Plan requires future development on the Project site to comply with the applicable development standards and design guidelines from the Specific Plan and, where applicable, the Beaumont Municipal Code.

⁵ This 78.40-acre area would be preserved as natural habitat and dedicated to the RCA and no zone change for this area would occur.

Plan of Services

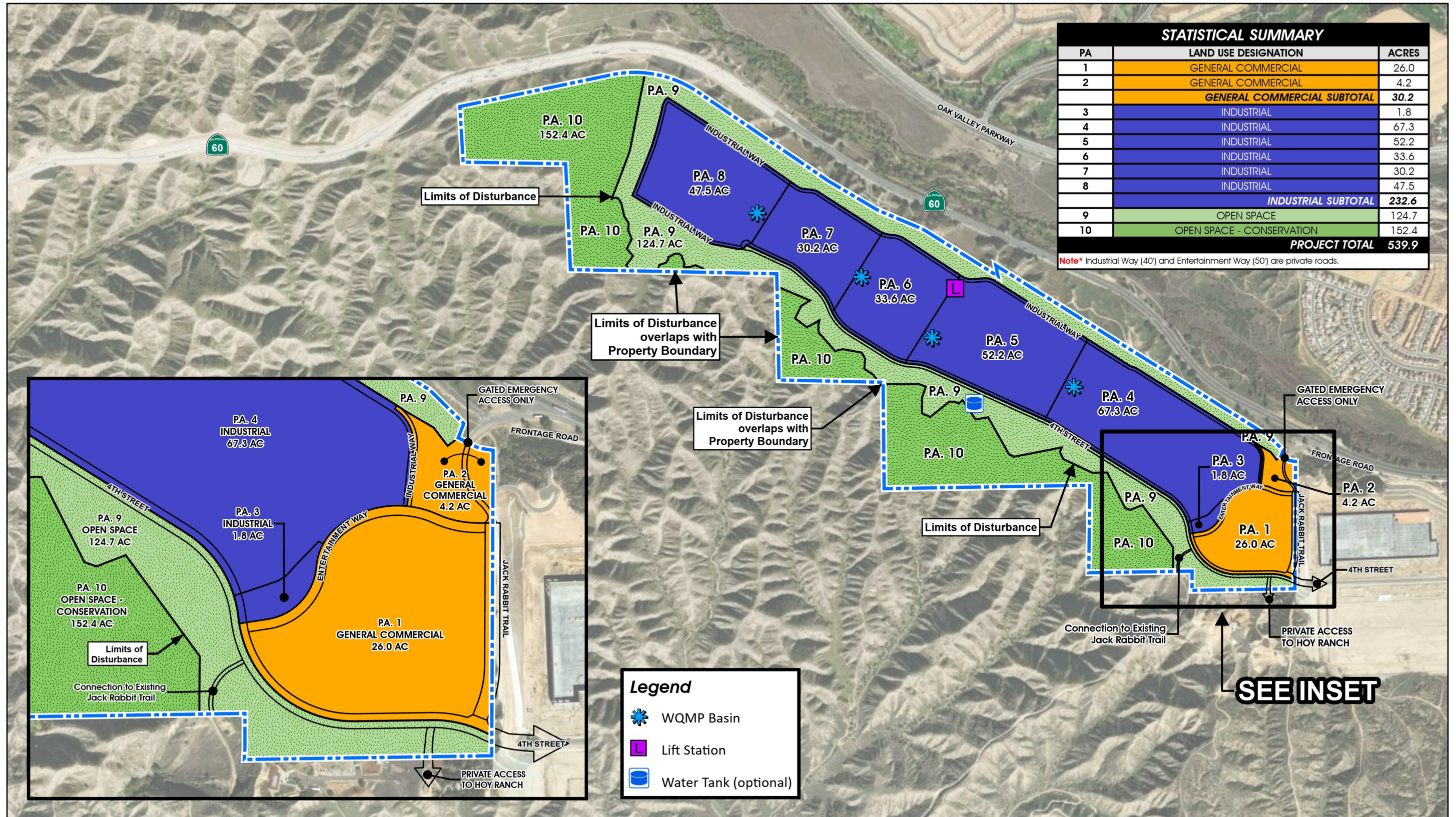
1. *Land Use Plan*

The Specific Plan Land Use Plan (see Figure 6, *Conceptual Land Use Plan*) establishes the boundaries of four (4) General Plan Land Use Designations: General Commercial (GC), Industrial (I), Open Space (OS), and Open Space - Conservation (OS-C) that are consistent with the General Plan land use designations established by the General Plan Amendment. For planning purposes, the Specific Plan is divided into 10 Planning Areas (PA). A PA is a specific geographic area to which identified Development Standards and Zoning Requirements are uniformly applied.

The net acreage of each PA may vary by as much as 15%, provided that the overall maximum acreages for the Industrial PAs and for the General Commercial PAs within this Specific Plan are not exceeded. Table 1, *Land Use Plan Statistical Summary*, lists each PA and its representative General Plan Land Use Designation, acreage, and target development intensity by General Plan Land Use Designations.

Table 1 Land Use Plan Statistical Summary

PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET DEVELOPMENT INTENSITY
1	General Commercial	26.0	246,000 ¹
2	General Commercial	4.2	125 hotel rooms
General Commercial Subtotal		30.2	246,000 125 hotel rooms
3	Industrial	1.8	35,000
4	Industrial	67.3	1,379,000
5	Industrial	52.2	981,000
6	Industrial	33.6	700,000
7	Industrial	30.2	600,000
8	Industrial	47.5	1,300,000
Industrial Subtotal		232.6	4,995,000
9	Open Space	124.7	N/A
10	Open Space - Conservation	152.4	N/A
Open Space Subtotal		277.1	N/A
PROJECT TOTAL		539.9	5,241,000 125 hotel rooms
Notes:			
¹ PA 2 is anticipated to include a 125-room limited-service hotel (approximately 90,000 square feet). The 90,000 square feet of hotel use is not counted as part of the General Commercial's 246,000 maximum building square footage or as part of the Industrial square footage because the Project's traffic analysis for the commercial site estimates traffic for hotel uses based on the number of rooms. This 90,000 sf is counted towards the Project total square footage of 5,331,000.			



Source(s): ESRI, RCTLMA (2022), City of Beaumont (2004)
 Composite: Proactive Engineering Consultants (2020), Herdman Architecture (07-09-2021)

Figure 6



Changes In Service Providers

This POS identifies the current public services providers for the Project site and the public service providers that would serve the Project site upon LAFCO’s approval of the proposed annexation; see Table 2, *Current and Proposed Public Service Providers*. LAFCO uses a POS to determine whether those agencies potentially affected by the proposed annexation have the capacity to provide necessary public services. The POS does not constitute, and is not intended to provide, a detailed fiscal analysis of the proposed annexation. The POS broadly considers potential budgetary implications of the annexation action.

Table 2 Current and Proposed Public Service Providers

Service	Current Provider	Provider After Annexation
Animal Shelter/Control	Riverside County Department of Animal Services	City of Beaumont Animal Control Services Department
Fire Protection	Riverside County Fire Department	Riverside County Fire Department
Law Enforcement	Riverside County Sheriff’s Department	City of Beaumont Police Department
Library Services	None	Beaumont Library District
Parks and Recreation	None	City of Beaumont and Beaumont-Cherry Valley Recreation and Park District
Roads and Circulation	Riverside County Transportation Department	City of Beaumont
Solid Waste Collection	Riverside County Department of Waste Resources	City of Beaumont (contract with Waste Management, Inc.)
Stormwater Drainage	Riverside County Flood Control and Water Conservation District	Riverside County Flood Control and Water Conservation District City of Beaumont (Local Stormwater Drainage Facilities)
Wastewater Services	None	City of Beaumont
Water Services	None	Beaumont-Cherry Valley Water District
Schools ⁶	Beaumont Unified School District	Beaumont Unified School District
Other Utilities	Electricity: Southern California Edison Natural Gas: Southern California Gas Company Telecommunications: Various	Electricity: Southern California Edison Natural Gas: Southern California Gas Company Telecommunications: Various
Lighting, Landscaping, and Street Sweeping	None	Commercial Owners Association

⁶ The Project consists of a commercial and industrial development and does not generate a need for additional school facilities. The Project would be required to pay development impact fees to Beaumont Unified School District (BUSD) at the time of issuance of building permits. BUSD would be collect these school impact fees pursuant to Senate Bill 50.

The following sections will provide an overview of changes in service providers that would occur upon annexation. Where the provider would change upon annexation, the discussions also assess the potential impact of the proposed annexation on service provider's capacity to provide necessary services.

Animal Control

Riverside County Department of Animal Services currently provides animal control services for the Project site. The services provided by the Riverside County Department of Animal Services are as follows:

- 1) **Clinic Services:** spraying and neutering; vaccinations; low-cost rabies clinics; micro-chipping; quarantine; and euthanizing.
- 2) **Field Services:** stray, injured, and dead animal complaints; animal turn-in; cruelty investigations; barking dog complaints; leash law violations; rabies reports; bite reports and quarantines; potentially dangerous, dangerous, and vicious dog hearings; dog license inspection/collect fees; kennel license requires/inspections; emergency response and investigations; subpoenas for records.
- 3) **Shelter Services:** adoptions; animal turn-in; animal behavior classes; upkeep of impounded animals; and animal records.

Upon annexation, the City of Beaumont Animal Control Services Department will provide animal control services for the Project site. The Department is responsible for enforcement of State and local animal laws and regulations, including licensing of animals.

A. Implications for Animal Control Services

The City's Fiscal Year (FY) 2023-2024 Budget allocated \$385,923 for animal control services⁷. The proposed annexation would increase the City's size by 2.72 percent and any increased demands for Animal Control Services would be proportionally nominal, as compared to the City. The Project would establish commercial and industrial uses that would not be expected to increase the local animal/pet population. Animal control services provided to the Project site through the City would be similar to those services currently provided by Riverside County. Mitigation fees, property taxes, and revenues generated by development within the Project site would be available to the City to offset any increased costs for animal control services with little or no net effect on the City's budget (see Attachment B).

Fire Protection

Riverside County Fire Department (RCFD) currently provides fire protection services for the Project site. Under existing conditions, the Project site places minimal demand on the RCFD because the Project site is undeveloped and vacant. After annexation, the City of Beaumont would provide fire protection services through its contract with the RCFD in conjunction with CalFire for Citywide fire protection, emergency medical services, and fire safety education. As such, the ability and capacity to provide fire protection services would not change upon annexation, only the means of paying for fire protection services.

There are two fire stations within the City limits: Station 66 and Station 20. Station 66, located at 628 Maple Avenue (approximately 3.6 roadway miles east of the Project site), is staffed 24/7 with career firefighters and would provide initial response. Station 66 has one staffed Type 1 engine, one staff Medic squad and can respond within 7 minutes to the proposed entrance of the Project site. Secondary response would be

⁷ <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/animal-control>

provided from RCFD Station 20, which is located at 1550 E. 6th Street in Beaumont (approximately 5 roadway miles east of the Project site) and can respond within approximately 9 minutes to the Project entrance. Beaumont Station 20 has one staffed Type 1 engine.

In September 2022, the City commenced the construction of new Fire Station No. 106 (the “West Side Fire Station”) along Potrero Boulevard across from Olivewood Avenue. Construction is expected to take approximately twelve months. The new fire station will be approximately 10,000 sq. ft. and will include living quarters, offices, a fitness center and large bays to house multiple fire apparatus. Staffing will include three to four personnel, including a paramedic to provide advanced life support care. Services from the facility will be provided 24 hours a day, 7 days a week and 365 days of the year. Personnel at this station will be equipped with cardiac monitors, advanced life support medications, intubation equipment, trauma life support equipment, auto extrication tools, and more. The apparatus which will be housed in the facility will be capable of suppressing structure, wildland, vehicle, and other types of fires. The new station will decrease response times for the City’s west side communities, including Olivewood, Tournament Hills, Tukwet and the new logistics centers located off of SR-60.

According to the RCFD 2016 TriData Report, units should travel to calls within the defined response time goal for the appropriate population density classification 80% of the time. As noted in the report, Station 66 was in compliance of meeting the defined response time 81.4% of the time and Station 20 was in compliance 83.9% of the time. Additionally, areas that have fewer units available or are farther from neighboring stations are more impacted than others by an increase in emergency calls. They have greater workload sensitivity—as the workload increases their ability to meet the demand decreases. Station 66 is considered to have a low sensitivity workload, and Station 20 is considered to have moderate sensitivity, both with the capacity for more workload. Station 106 would absorb a portion of Station 66 and Station 20’s call volumes and would be anticipated to have slightly lower call volume than the existing stations.

A. Implications for Fire Protection Services

The City’s FY 2023-2024 Budget allocated \$6,820,202 for fire protection services⁸. The Project is estimated to generate approximately 5,456 permanent jobs at Project buildout. The number on site at any given time may likely be half the estimated employee population, due to employee shift work, estimated transient population and operating hours of individual businesses. Based on this information, the total maximum estimated total population (which includes employees and transient use) of the Project site at any given time, is projected to be 2,728 persons.

Based on the assumptions above, the Project development is estimated to increase call volume up to 191 calls per year (4 calls per week or 16 calls per month). In 2021, Fire Stations 66 and 20 had a combined emergency responses of 4,412 calls per year (2,607 and 1,805 respectively), or 7.1 and 4.9 calls per day per station respectively. The level of service demand for the Project raises overall call volume but is not anticipated to impact the existing fire stations to a point that they cannot meet the demand. For perspective, five calls per day are typical in an urban or suburban area. A busy fire station company would be one with 10 to 15 or more calls per day. Upon buildout of the Project site, Fire Station 66 could respond to an additional 4 calls per week, although the number will likely be lower than that based on the conservative nature of the population and calls per capita data used in this estimate. Additionally, with the operational status of new Fire Station 106, estimated to be operational late 2023, call volumes are anticipated to be reduced for the two existing stations and Station 106 should be approximately 5 to 7 calls per day.

Further, all development proposals within the Project site would be subject to Fire Department review. Department review ensures that the design of proposed developments within the Project site conform to

⁸ <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/fire>

the Department requirements and thereby reduce demands on fire protection services. Additionally, mitigation fees, property taxes, and other revenues generated by development within the Project site would be available to the City to offset any increased costs for fire protection services with little or no net effect on the City's budget (see Attachment B).

Law Enforcement

The Riverside County Sheriff's Department currently provides police services to the Project site. Under existing conditions, the Project site places no demand on the police department because the Project site is undeveloped and vacant. The Riverside County Sheriff's Department currently provides law enforcement services from the Cabazon Station located at 50290 Main Street, Cabazon, approximately 14.4 miles east of the Project site. This station serves the contract City of Calimesa, the unincorporated pass area around the Cities of Beaumont and Banning, and the unincorporated areas of Cabazon, Cherry Valley, Poppet Flats, San Gorgonio, San Timoteo Canyon, Twin Pines and Whitewater.

The 2006 Municipal Services Review ("MSR") prepared by LSA Associates, Inc. for Riverside County LAFCO estimated that the average response time for the unincorporated areas of Riverside County was 8.08 minutes for priority one calls, 11.92 minutes for priority two calls and 17.34 minutes for priority three calls.

Riverside County's level of service standard for law enforcement calls for 1.2 full-time deputies for each 1,000 residents, with actual staffing levels at approximately .83 deputies for each 1,000 residents per the MSR.

After annexation, law enforcement services for the Project would be provided by the Beaumont Police Department. The Beaumont Police Department Station is located at 660 Orange Ave, Beaumont (approximately 3.6 roadway miles east of the Project site). BPD currently operates with a total of 54 sworn staff members and includes: patrol officers, detectives, and a sergeant; task force members; motor officers; community policing team member; multiple enforcement team members; and a K-9 unit. Based on the most recent budget, a total of three police officers were added for fiscal year 2024, making the total department personnel count at 57 personnel (one of them being detailed as a School Resource Officer being reimbursed by BUSD). Additionally, as of 2022, the BPD staffs a total of 17 non-sworn staff members which includes: two animal control officers (Beaumont); one tribal contract; one support services supervisor; nine dispatchers; three records staff, and one evidence clerk. The number of crimes rose in 2018 and 2019, but decreased significantly in 2020. Similarly, calls for services increased between 2018 and 2019, but decreased in the following year. BPD's response time goal for emergency call is less than 4 minutes and varies based on priority for non-emergency calls. Currently, BPD is meeting this goal with an average response time of three minutes and 56 seconds for emergency related calls. According to BPD's Budget for fiscal year 2024 , the City is currently operating at 1.0 officers per 1,000 population.⁹

A. Implications for Law Enforcement Services

The City's FY 2023-2024 Budget allocated \$16,486,010 for law enforcement services¹⁰. Upon annexation, the Project site would be served by the BPD. Implementation of the Project would result in an increase in calls for service; however, BPD has indicated that this increase would not adversely impact BPD's existing resources. BPD is currently expanding into an additional off-site facility to accommodate growth and develop a downtown bike patrol program. Additionally, BPD has indicated that as the City population continues to grow, BPD is anticipating an 8% increase in sworn personnel and 12% increase in support

⁹ <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/police>

¹⁰ <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/police>

staffing. With the anticipated increase in staffing, higher ratio of officer per resident, and lower response times on average when compared to the Riverside County Sheriff's Department response times, the City of Beaumont should provide superior levels of law enforcement services for the Project. Moreover, the Project would be required to pay development impact fees to the City to assist in providing future police protection facilities, including police stations.

All development proposals within the Project site would be subject to Police Department review. Department review acts to ensure that development proposals within the Project site would conform to Department emergency access and site/facility security requirements and recommendations, and thereby reduce demands on law enforcement services. Additionally, property taxes, and other revenues generated by development within the Project site would be available to the City to offset any increased costs for law enforcement services with little or no net effect on the City's budget (see Attachment B).

Library Services

The Beaumont Library District is a special "library services" district and is independent of both City and County governments. The Beaumont Library, located at 125 E. 8th Street (approximately 3.2 roadway miles east of the Project site), currently serves over 80,000 residents in these areas. The library hours are listed below:

Monday, Friday, and Saturday: 10 a.m. - 6 p.m.
Tuesday/Thursday: 10 a.m. - 7 p.m.
Wednesday: CLOSED
Sunday: 1 p.m. - 6 p.m.

Beaumont Library provides services for adults as well as children and teens with a total of 56,745 volumes and has 14,490 registered borrowers utilizing the collections. As of the most recent data published for 2021-2022, the library circulated approximately 106,424 children's books and adult books, in addition to other items such as DVDs, audio books, and use of library equipment¹¹. Currently, the Library building is about 12,000 square feet or 0.17 square feet per capita. Over the last several years, architectural plans and drawings for a building totaling slightly more than 40,000 square feet have been developed.

A. Implications for Library Service

The Project site currently places no demand on the County library system because the Project site is undeveloped and vacant. Upon annexation into the City, the Project site would be served by the Beaumont Library District. The commercial and industrial uses planned for the Project site are not typically sources of demands for library services. Therefore, the proposed annexation would not affect the District's ability to provide library services with no net effect on the City's budget.

Parks and Recreation

Parks and recreation services for the City are provided by the City and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The City owns 140.69 acres of parkland and the various Homeowners Associations (HOA) together own and maintain about 142.2 acres. BCVRPD operates approximately 60.5 acres of parks within the City limits, including Noble Creek Park, which includes a 20-acre sports park a dog park and a one-mile walking trail, and is highly utilized by all sports leagues in the City. BCVRPD also operates the Beaumont Women's Club facility, which supports community activities. Together with the 60.5 acres maintained by the BCVRPD, there are a total of 343.4 acres of publicly- and privately-owned parkland within the City. The City's current park ratio requirement is 5 acres of parkland

¹¹ <https://www.library.ca.gov/wp-content/uploads/librarystats/All-DataFY21-22.csv>

(and full improvements) per 1,000 residents. Based on the total acres of all parks and facilities maintained by the City, HOAs, and BCVRPD within the City limits, a total of 343.4 acres of parkland is being provided for a current park ratio of 6.52 acres of parkland per 1,000 residents. Therefore, the City currently exceeds required parkland ratios.

A. Implications for Parks and Recreation

The City's FY 2023-2024 Budget allocated \$1,899,199 for the parks and recreation department¹². The nearest existing regional and City-owned parks to the Project site are listed below.

- Noble Creek Park (regional park): Noble Creek Community Park, which is located approximately 3.0 miles northeast of the Project site, contains baseball fields, community center, playground, remote controlled car race track, dog park, and tennis court within its approximately 60-acre site.
- City of Beaumont Sports Park (regional park): City of Beaumont Sports Park, which is located approximately 3.7 miles northeast of the Project site contains baseball/softball fields, basketball courts, bike trail, parking, picnic areas, playground, restrooms, snack bar, soccer fields, walking track, and water fountains within its 20-acre site.
- Palmer Park (City-owned): Palmer Park, which is located approximately 1.3 miles north of the Project site, contains a baseball field, a basketball court, an outdoor grill and picnic area, a playground, and a parking lot within its approximately 5-acre site.
- Trevino Park (City-owned): Trevino Park, which is located approximately 1.5 miles northeast of the Project site, contains a baseball field, a grass field, two basketball courts, an outdoor grill and picnic area, a playground, and parking lot within its approximately 7-acre site.

The proposed annexation would increase the City's size by approximately 2.72 percent. The commercial and industrial uses planned for the Project site would not substantively increase demands for parks and recreational services. Property taxes and revenues generated by development within the Project site would be available to the City to offset any increased costs for parks and recreational services, with little or no net effect on the City's annual budget.

Roads and Circulation

The Riverside County Transportation Department is currently responsible for providing roads and circulation services for the Project site. The Department provides planning, design, funding, construction, operations, and maintenance for all roads, bridges, and transportation facilities for roads within the unincorporated area of the County. Upon annexation, the City of Beaumont Public Works Division would provide roads and circulation services for the Project site.

A. Implications for Roads and Circulation

The City's FY 2023-2024 Budget allocated \$3,606,165 for the public works department¹³. The Project would construct four main roadways for on-site circulation—4th Street, Jack Rabbit Trail, Entertainment Avenue, and Industrial Way. Jack Rabbit Trail and 4th Street will be public right of way. The precise location of roadways and access points identified in this POS are considered conceptual in that they may be modified to meet the requirements of the City of Beaumont Public Works Department and to address final grading requirements.

¹² <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/parks-and-recreation>

¹³ <https://city-beaumont-ca-budget-book.cleargov.com/8398/departments/public-works>

Plan of Services

- 4th Street would be constructed with a 78-foot right of way in the southerly portion of the Project site from Jack Rabbit Trail at the easterly edge of the Project site along the north side of Planning Area (PA) 9 to its termination at a cul-de-sac within PA 8. It provides local access to all PAs except PA 2. At PA 8, 4th Street connects to Industrial Way through a private road, creating a looped road system around the entire site.
- Jack Rabbit Trail road is an existing two-lane road that runs from the Jack Rabbit Trail/SR-60 off-ramp, through the Project site and continuing further south to eventually connect to Gilman Springs Road in the Hemet area. The Project would construct Jack Rabbit Trail road as a 78-foot right of way and reroute the section of Jack Rabbit Trail road from the SR-60 off-ramp to 4th Street to connect with the existing Jack Rabbit Trail at the south edge of the Project site. Jack Rabbit Trail will provide access to PAs 1 and 2, as well as providing gated, emergency access to the SR-60 Freeway.
- Entertainment Avenue, a private access road,¹⁴ would be constructed with a 50-foot right of way as a curvilinear street connecting Jack Rabbit Trail and 4th Street south of PA 2 and PA 3, on the west side of PA 1. Entertainment Way also provides access to PA 3 along their western edges. Entertainment Way demarcates the change in land use between the Industrial uses in PAs 3-8 and “The Experience at Beaumont Pointe” in PAs 1 and 2, while connecting Jack Rabbit Trail and 4th Street.
- Industrial Way, a private access road, would be constructed with a 40-foot right of way, which creates a looped connection from Entertainment Way at the Project’s eastern boundary to 4th Street at PA 8. Industrial Way would provide secondary access to each PA. Industrial Way also forms the edge of the open space located in PA 9 to the north, west, and a portion of the south side of the Project.
- An Interim Fire Access Loop would be constructed with a 40-foot width to provide secondary access to each phase of development, connecting Industrial Way and 4th Street. Each “Interim Fire Access Loop Connection” would be incorporated into the parking for each subsequent phase. For Phase 1, an Interim Fire Access Loop Connection would be constructed between PAs 4 and 5 and would be incorporated into the parking for PA 5 during development of Phase 2. For Phase 2, an Interim Fire Access Loop Connection would be constructed between PAs 6 and 7 and would be incorporated into the parking for PA 7, during development of Phase 3. For Phase 3, 4th Street and Industrial Way would be connected at PA 8 to create a permanent fire and emergency access circulation loop.
- A 20 foot graded dirt road through PA 9 connects the on-site portions of Jack Rabbit Trail to the existing unmaintained County roadway dedicated for Jack Rabbit Trail, which continues off site to the south through the Badlands, where it ultimately connects to Gilman Springs Road. The Project will include construction of a 20-foot graded dirt road within PA 9 to connect to the realigned Jack Rabbit Trail on site to the existing off-site roadway, and will not be responsible for construction of the road south of PA 9. No access to, use of or development of Jack Rabbit Trail is proposed south of PA 9.
- Additionally, there is one existing ranch property south of 4th Street (Hoy Ranch), which will have access from 4th Street through PA 9.

¹⁴ Private roads are developer/owner maintained.

All traffic/transportation improvements constructed in support of Project site development would comply with City-stipulated design, construction, and operational requirements. This would act to ensure that traffic/transportation improvements are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of systems while reducing systems lifecycle costs. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to fund plan review, coordination, and inspection of proposed traffic/transportation improvements. Moreover, State funds (i.e., California gas tax), as well as property taxes and revenues generated by development within the Project site, would be available to the City to offset any increased costs for street maintenance, with little or no effect on the City's annual budget (see Attachment B). The Project Applicant would also be required to pay per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the City of Beaumont Development Impact Fee (DIF), and fair share fees to ensure the implementation of roadway improvements in the area in order to minimize traffic congestion.

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) is currently responsible for providing solid waste management services for the Project site. A description of the active Riverside County Landfills is provided below.

- Lamb Canyon Landfill – Located approximately 4.2 miles southeast of the Project site in City, the Lamb Canyon Landfill is the nearest landfill to the Project site at 16411 Lamb Canyon Road. The landfill is operated by the RCDWR. The landfill has a permitted tonnage of 5,000 tons per day (tpd), plus 500 tpd for beneficial reuse, 19,242,950 cy of capacity remaining as of January 2015, and has an estimated closure date of April 2029. It should be noted that the Lamb Canyon Landfill is currently undergoing a capacity to extend the life of the facility.
- Badlands Landfill – Located approximately 4.3 miles northwest of the Project site in the City of Moreno Valley at 31125 Ironwood Avenue. The landfill is operated by the RCDWR. The landfill has permitted tonnage of 4,800 tpd, has a remaining capacity of 15,748,799 cy as of January 2015, and has an estimated closure date of January 2059.
- El Sobrante Landfill – Located approximately 27 miles southwest of the Project site in the City of Corona at 10910 Dawson Canyon Road. The landfill is privately owned and operated under an agreement with Riverside County. The landfill has a permitted tonnage of 16,054 tpd, has a remaining capacity of 143,977,170 cy as of April 2018, and has an estimated closure date of January 2051.
- Blythe Landfill – Located approximately 140 miles southeast of the Project site in the community of Ripley at 1000 Midland Road. The landfill is operated by RCDWR. The landfill has a permitted tonnage of 400 tpd. The landfill has a remaining capacity of 3,834,470 cy as of May 2016 and has an estimated closure date of August 2047.
- Desert Center Landfill – Located approximately 95 miles southeast of the Project site in the community of Desert Center at 17-991 Kaiser Road. The landfill is operated by RCDWR and is only open two days per year. The landfill has a permitted tonnage of 60 tpd, has a remaining capacity of 127,414 cy as of November 2018, and has an estimated closure date of August 2107.
- Oasis Landfill – Located approximately 65 miles southeast of the Project site in the community of Oasis at 84-505 84th Avenue. The landfill is operated by RCDWR. The landfill has a permitted tonnage of 400 tpd has a remaining capacity of 433,779 cy as of October 2012, and has an estimated closure date of September 2055.

A. Implications for Solid Waste Services

Upon annexation, the City of Beaumont would provide solid waste management services for the Project site. Under existing conditions, there are no portable or temporary buildings on the Project site, and the Project site does not generate solid or liquid wastes that require landfill disposal. Currently, Waste Management, Inc. provides waste collection and disposal services for residences and business within the City of Beaumont. Disposal of the municipal waste including construction waste within the City of Beaumont General Plan Sphere of Influence Area is ultimately the responsibility of the County of Riverside, and the County will direct the waste to any of the available disposal sites. During the Project's construction phases, approximately 11,568 tons of waste would be generated. The California Green Building Standards (CalGreen) Code, which has been adopted by the City's Municipal Code (Chapter 15.22, Green Building Standards Code), requires that at least 65% of construction debris be diverted from landfills through recycling, reuse, and/or salvage. Non-recyclable demolition debris and construction waste generated by the Project would be disposed of at the Lamb Canyon Landfill. Waste Management offers weekly trash, green waste and recycling curbside service. The City's agreement with Waste Management includes a tipping fee for the County's costs to operate the Lamb Canyon landfill. There would be no change in the location for solid waste disposal, only the means of paying for this service. Further, there would be little or no effect on the City's annual budget, so this Plan of Services provides no further assessment of this service.

Stormwater Management

The Riverside County Flood Control and Water Conservation District (RCFCWCD) currently provides stormwater management services for the Project site. The Project site and surrounding areas are currently unimproved; and there are storm drain facilities in place. Stormwater originating from the Project site drains to the northeast towards SR-60 to 16 existing Caltrans maintained culverts (1-16) via their respective tributary areas (drainage areas 100 thru 1600). Tributaries for these culverts extend to the ridgelines of the Badlands foothills along the southern and northern borders; the development on the eastern border provides a ridgeline for the eastern edge of the Project site. The northwestern most culvert is an existing 54-inch corrugated metal pipe (CMP) and the southeastern most culvert is a double 48-inch CMP adjacent to the SR-60 off-ramp for Jack Rabbit Trail. The tributaries feature steep, eroded hillside grades and natural depressed grasslands at the entrances of the culverts. These depressed areas provide natural detention areas for the culverts before the runoff confluences with San Timoteo Creek on the northern side of SR-60.

A. Implications for Stormwater Management

Upon annexation, the City of Beaumont would take on responsibility for local stormwater management and RCFCWCD would continue to provide regional stormwater management services in the area. Onsite storm drain systems would be managed by the property owner. The Project's proposed storm drain system would consist of catch basins, grated inlets, storm drainpipes with sizing varying from 18-inches to 48-inches, and four detention basins, each of which provide stormwater treatment and peak flow mitigation for each of their respective tributaries. On-site and some off-site flows would be conveyed within the proposed streets to a series of catch basin and stormwater lines which direct flows to the four on-site detention basins. Detention basins are planned within PAs 4, 5, 6, and 8. It should be noted that the Project's flood protection facilities would be designed in accordance with the requirements of the RCFCWCD with adequate access easements and facilities provided. The Project's proposed stormwater drainage system is designed to accommodate anticipated stormwater flows to accept 100-year, 1-hour storm events from the Project site under developed conditions. The Project's stormwater will flow to the existing culverts, drain to San Timeteo Creek Reach 3, then into the Santa Ana River, and ultimately discharge into the Pacific Ocean. No new or expanded off-site storm drain facilities are required to accommodate runoff from the Project site beyond that proposed as part of the Project.

All stormwater management systems constructed within the Project site and proposed connections to the municipal stormwater management system would comply with City and RCFC stipulated stormwater management system design, construction, and operational requirements. This would act to ensure stormwater management facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of systems while reducing systems lifecycle costs. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to fund plan review, coordination and inspection of supporting stormwater management systems.

Wastewater Collection and Treatment

The Project site currently does not have a public wastewater collection and treatment service provider. Following Annexation, the Project will be served by the City's wastewater treatment system. The City controls and manages the sewer collection, conveyance, and treatment system. All sewage generated within the City, as well as some unincorporated areas in Cherry Valley, are treated at the Beaumont Wastewater Treatment Plant No. 1. Built in 1929 and most recently upgraded in 2018, the City Wastewater Treatment plant has a permitted capacity of 6.0 mgd of effluent and receives an average daily flow of approximately 3.7 mgd. Additionally, the facility has capacity to deliver 6 mgd of recycled water. The City is obligated to discharge a minimum of 1.5 mgd of treated effluent from the Beaumont Wastewater Treatment Plant No. 1 to Cooper's Creek, a tributary to San Timoteo Creek (Order No. RS-2015-0026).

In November 2020, the City completed its upgrading and expanding of the Beaumont Wastewater Treatment Plant No. 1 capacity. With implementation of the upgrade and expansion, the City increased the permitted capacity from 4.0 mgd to 6.0 mgd, which is anticipated to adequately treat flows generated over the next 20 years.

Recycled water from BCVWD may be provided from the City of Beaumont's wastewater treatment facility in the future. As of 2021, BCVWD has over 44 miles of non-potable (recycled) water transmission and distribution system in place. The backbone transmission system forms a loop around the City and is comprised of primarily 24-inch diameter cement mortar lined-ductile iron pipe. The system includes a two-million-gallon recycled water reservoir. The nearest recycled water line to the Project site is located along Oak Valley Parkway adjacent to the Golf Club at Tukwet Canyon. The non-potable water system consists of 3 (potentially 4 in the future) pressure zones: 2400, 2600, 2800, and 3000. The 3000 Non-potable Zone will likely not be operational for several years (if ever) as most of the current demand is in the other zones; BCVWD is in the process of analyzing the feasibility of a 3000-pressure zone.

A. Implications for Wastewater Collection and Treatment

Upon annexation, the City of Beaumont would provide wastewater collection and treatment services for the Project site.

The Project is anticipated to have an average dry weather wastewater generation rate of 88,899 gallons of wastewater per day (GPD) with a peak dry weather sewer generation rate of 253,907 GPD or 0.26 million gallons per day (MGD). The Project would construct a wastewater conveyance system to service the Project site and connect to the City's sanitary system. The Project utilizes a gravity sanitary system and lift station. However, due to the grading limitations, the development's sewer system cannot flow by gravity to the proposed point of connection, which is a 12-inch PVC line, located at the end of the extension of 4th Street within the adjacent Beaumont Crossroads sewer lift station collection area. Instead, the gravity system will flow to the proposed sewer lift station located at the northwest corner of PA 5. From there the sewer flow will be conveyed via the proposed Dual Force Main within Industrial Way and Entertainment Avenue, and Jackrabbit Trail towards a connection at 4th Street with an existing 12-inch gravity sewer line. The onsite lift station will be designed and installed to service the development's full buildout conditions. Additionally, the

existing City owned and operated Beaumont Crossroads sewer lift station will need to be upgraded as part of this Project since the lift station does not currently have enough capacity to serve the Project.

The 0.26 MGD of wastewater generated by the Project would be treated at the Beaumont Wastewater Treatment Plant No. 1, which currently has the upgraded capacity to treat 6.0 mgd of effluent. The Project's anticipated wastewater generation represents approximately 4% of the treatment capacity for the Beaumont Wastewater Treatment Plant No. 1. The Beaumont Wastewater Treatment Plant No. 1 has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments.

The Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule. These fees would cover the City's cost to fund plan review, coordination, and inspection of proposed wastewater collection system improvements. The Developer would be responsible for any capital costs to extend the existing sewer lines, as well as applicable sewer connection and service fees, which act to fund improvement plans, operations, and maintenance of wastewater collection facilities. The City would be responsible for maintenance of sanitary sewer main lines, while the Developer would bear the maintenance costs for sanitary sewer laterals. The proposed annexation would have little or no net effect on the City's annual budget (see Attachment B).

Water Supply

The BCVWD is the provider of potable and non-potable water to the City of Beaumont and the unincorporated community of Cherry Valley. The Project site is within the BCVWD sphere of influence but outside the BCVWD's service area boundary. Therefore, annexation into the BCVWD service area boundary is required for the Project to proceed. As discussed above, a separate Plan of Services has been prepared for the BCVWD annexation and is attached as Attachment A to this Plan of Services. A brief summary of that Plan of Services is set forth below.

BCVWD provides potable water from two local groundwater sources: Edgar Canyon and the Beaumont Basin. The BCVWD currently owns and operates a total of 24 groundwater wells of which only 20 are used. The BCVWD's total well capacity is about 27.5 MGD with the largest well out of service which is greater than the current 21.6 MGD maximum day demand. The District has 11 pressure zones and 14 reservoirs (tanks) ranging in size from 0.5 MG to 5 MG. The total storage in the system is approximately 22 MG – just over two average days or just over one maximum day demand. The reservoirs provide gravity supply to their respective pressure zones. The BCVWD's potable system is constructed such that any higher zone reservoir can supply water on an emergency basis to any lower zone reservoir. There are booster pumps in the system to pump water up from a lower pressure zone to a higher pressure zone also.

The Project was previously planned and included in the BCVWD's 2015 UWMP with a land use density of 2,000 equivalent dwelling units (EDUs) (previously identified as Jack Rabbit Trail). Based on the District's adopted EDU usage factor of 0.546 AFY/EDU, this equates to an estimated water demand of 1,092 AFY. The new Beaumont Pointe Development land use plan, consisting primarily of industrial warehouse buildings along with a 125-room hotel and general commercial uses, estimates a density of 360.26 EDUs. The originally approved Beaumont Point Development WSA indicated that approximately 43.31% of the potable water demand from the 360.26 EDUs could be served by BCVWD's Non-Potable Water (NPW) system reducing the Project's potable water demand to 204.21 EDUs or 111.50 acre-ft per year. As part of the Project's Plan of Service documents and ongoing water conservation efforts, the Project will be designed to utilize NPW for all outdoor irrigation demands.

The Beaumont Pointe development project site was included in the list of planned development projects in BCVWD's 2020 UWMP (previously identified as Jack Rabbit Trail) which demonstrated adequate water

supplies up to the year 2045. To clarify, when the District was preparing the basis for future water demands within the District's service area in the BCVWD's 2020 UWMP, the District utilized the potable water demands from the DRAFT November 2020 Beaumont Pointe WSA. This draft version of the Project's WSA identified the potable water demand as 221 EDUs as shown in Table 3-7 in the BCVWD's 2020 UWMP. Because the Project's updated land use plan has a potable water demand of 204.21 EDUs, the District's 2020 UWMP conservatively included the Project's anticipated potable water demands at 221 EDU.

A. Implications for Water Supply

Water demand associated with the Project would consist of interior plumbing devices (i.e., sinks, toilets, faucets), and various industrial and commercial process systems. Outdoor irrigation demands will be serviced by the District's NPW distribution system. The Project site is within BCVWD's 2650 Pressure Zone (PZ). The development of the Project would require construction of new water distribution lines within the Project site's development footprint. Additionally, the Project would construct an on-site recycled water system supplied by BCVWD. Recycled water will be used for construction dewatering, irrigation of manufactured and replanted slopes within PA 9, as well as for irrigation of parkway landscaping and irrigation of landscaping within the General Commercial and Industrial land uses (PAs 1-8). The final design and sizing of on-site potable water, fire flow, and non-potable water facilities would need to accommodate the anticipated water demand (landscaping, potable, and fire flow) based on the proposed land use. These new water distribution lines would connect to existing facilities that are located within the Project area and within adjacent roadways.

Pursuant to §10910 of the California Water Code (SB 610) and information provided in the Project's WSA, BCVWD has determined that currently available and planned supplies are sufficient to meet the water demands of the proposed Project in addition to the existing and other planned project demands during normal, single dry and multiple dry years over the next 20 years. Pursuant to the California Government Code Section 66473.7, (SB 221) BCVWD has determined that it has sufficient and adequate water supply available to serve the long-term needs of the Project in addition to the existing and other planned project demands during normal, single dry and multiple dry years over the next 20 years. Refer to *Attachment A* for more details regarding water supply and services.

The Developer would be responsible for deposits related to construction inspection, plan review, and coordination to the BCVWD. The Developer would be required to coordinate directly with the BCVWD regarding any water system improvements or service connections. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to cover the City's cost to fund plan review, coordination, and inspection of proposed water distribution systems improvements.

Development proposals within the Project site would be responsible for capital costs of on-site water systems, costs to connect to area off-site water distribution systems; and on-going water service fees. In combination, these funding sources finance areawide water system improvement plans, operations, and maintenance. Users would directly pay for the cost of services provided. Any increased water service demands resulting from anticipated development within the Project site would have little or no net effect on the BCVWD's Annual Budget.

Other Utilities

In addition to public service providers under the jurisdiction of LAFCO, other utility purveyors provide service to the Project site. Southern California Edison would provide electric power to the Project site. The Southern California Gas Company would provide natural gas service to the Project site. Several companies provide telecommunication services, including fiber optic and broadband internet, to residences and businesses

throughout the City. Currently, the two largest providers in the City include Frontier Communications and Spectrum (Charter Communications).

A. Implications for Other Utilities

Construction of the Project would require connections to existing electricity, natural gas, and telecommunication facilities 350 feet east of the Project site in 4th Street in the existing right of way. The Project would be served in accordance with the State of California's Public Utilities Commission (CPUC) and Federal Energy Regulatory Commission tariffs. The utility purveyors noted above, and others not specifically identified, would be responsible for providing services to the Project site whether or not the Project site is annexed into the City. Therefore, the annexation would not affect their ability to provide services. The annexation would have no impact in this regard.

Lighting, Landscaping, and Street Sweeping

Currently, the Beaumont Pointe Specific Plan Area is vacant land and does not receive any services for lighting, landscaping, or street sweeping.

B. Implications for Lighting, Landscaping, and Street Sweeping

Installation and ongoing maintenance of outdoor lighting fixtures will be managed by the Commercial Association, ensuring areas within the industrial and commercial zones are well-lit for security and visibility. SCE will provide the electricity required for lighting, with maintenance conducted monthly or as needed. The Commercial Association will also oversee regular landscaping services to maintain the aesthetic and environmental quality of the area. This includes plant care, mowing, and irrigation, with water supplied by BCVWD. Services provided bi-weekly or as seasonal changes dictate. In addition, bi-monthly street sweeping services will be organized by the Commercial Association to keep streets and pedestrian pathways clean, enhancing the overall cleanliness of the project area.

Charges for lighting, landscaping, and street sweeping services will be determined based on the service costs and covered through fees or assessments collected by the Commercial Association from its members. Electricity for lighting provided by SCE and water for irrigation from BCVWD will be factored into the overall service costs.

Conclusion

If the Project is annexed to the City of Beaumont, as proposed, changes in service providers will be minimal and levels of service for the Project site will be greatly improved. Water services would be provided by the BCVWD. Fire, Stormwater Drainage and Solid Waste Collection will continue to be provided by current service providers. The commercial and industrial uses planned for the Project site are not typically sources of demands for library services, parks and recreational services, or animal control services. The level of service demand for the Project raises overall call volume for fire and police protection services but is not anticipated to impact the existing fire stations or BPD's existing resources to a point that they cannot meet the demand. Adequate water supply exists, or is planned, for the Project to 2040 and beyond; and BCVWD can meet the Project needs as well as BCVWD's existing demands and the demands of the other planned developments within BCVWD's service area. Additionally, the Applicant would pay fees pursuant to the City of Beaumont Fee Schedule to fund plan review, coordination, and inspection of proposed traffic/transportation improvements, stormwater management systems, wastewater collection facilities, and water distribution systems improvements.

Plan of Services

Recurring Annual Revenues:

Property Taxes	\$ 523,038
Transient Occupancy Taxes	\$ 547,500
Property Taxes In Lieu of MVLF	\$ 1,476,082
On-Site Sales Tax Revenue	\$ 453,000
Other Recurring Revenues	\$ 554,731
Total Annual Revenues	\$ 3,554,351

Recurring Annual Expenditures:

Administration	\$ 226,753
Community Development	\$ 77,875
Community Services	\$ 167,679
Public Safety	\$ 1,235,317
Public Works	\$ 250,287
Transfers Out	-
Total Annual Expenditures:	\$ 1,957,912

Annual General Fund Surplus/(Deficit) \$ 1,596,439

A preliminary projection of the Project's fiscal impact to the City is provided above (see *Attachment B*). The estimate indicates that the Project will generate \$3,554,351 in recurring annual revenues and \$991,726 in recurring annual expenditures to the City representing an estimated \$1,596,439 annual net fiscal benefit to the City at buildout.

The Project will be subject to impact fees for police and fire to cover capital costs. These revenues and costs were not included in the fiscal impact report because they are one-time payments and expenditures that do not affect the general fund. The annual operations in maintenance costs were included and are assumed to be covered, along with other general fund expenditures, from tax revenues.

A preliminary projection of the Project's fiscal impact to the County is provided in *Attachment C*.

Signatures

Elizabeth Gibbs, City Manager
City of Beaumont

Date

Attachment A: BCVWD Plan of Services

Attachment B: Fiscal Impact Analysis - City of Beaumont

Attachment C: Fiscal Impact Analysis - County of Riverside